



**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CA 90012



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

June 15, 2010

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 4 - AGREEMENT 2659
(3 VOTES)**

SUBJECT

The City of Rolling Hills is seeking to buy three (3) tax-defaulted properties through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and non-profit organizations the opportunity to buy tax-defaulted properties for a qualifying public purpose or benefit. The City of Rolling Hills intends to utilize the properties for street purposes.

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chair to sign the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties being acquired by the City of Rolling Hills (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

15

JUNE 15, 2010

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

The properties described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to the Agreement, indicates the legal description and selling price of the parcels.

Upon approval, the attached agreement is to be signed by the Chair and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

The Chapter 8 Agreement sale procedure permits public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The properties described in this letter will be acquired by one (1) public agency. The agreement is with the City of Rolling Hills, which intends to utilize the properties for street purposes.

Implementation of Strategic Plan Goals

Approval of the agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and limited-use parcels are identified for appropriate public purposes.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the Treasurer and Tax Collector budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible non-profit organizations to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "A" is a summary of the public agency's purchases. This attachment indicates the affected Supervisorial District and the public use for which the properties are being acquired. County Counsel has approved the agreement as to form. Attached to the agreement are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the properties pursuant to Section 3799 of the Revenue and

Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

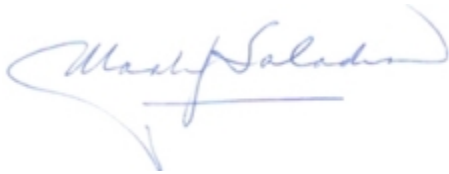
IMPACT ON CURRENT SERVICES (OR PROJECTS)

No impact.

CONCLUSION

Upon approval of the attached agreement form, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,

A handwritten signature in blue ink, reading "Mark J. Saladino", with a horizontal line underneath the name.

MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:af

Enclosures

c: Assessor
Auditor-Controller
Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FOURTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2659

AGENCY

City of Rolling Hills
Public Agency

Selling price of these parcels
shall be \$ 33,294.00

Public Agency intends to utilize
these properties for street purposes.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER</u>	<u>MINIMUM BID</u>
4 TH	CITY OF ROLLING HILLS	7567-002-032	\$ 16,150.00
4 TH	CITY OF ROLLING HILLS	7567-008-017	\$ 12,151.00
4 TH	CITY OF ROLLING HILLS	7569-019-005	\$ 4,993.00

AGREEMENT NUMBER 2659

CITY OF ROLLING HILLS

FOURTH SUPERVISORIAL DISTRICT



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD

ROLLING HILLS, CALIF. 90274

(310) 377-1521

FAX: (310) 377-7288

June 9, 2009

DISTRICT	LOCATION	AGREEMENT
4	City of Rolling Hills	2659

Mr. Stanley Redins
Chapter 8 Unit
Office of the Treasurer and Tax Collector
County of Los Angeles
225 North Hill Street, Room 130
Los Angeles, CA 90012

Dear Mr. Redins,

The City of Rolling Hills is a municipal government under the laws of the State of California providing general governmental services to our residents. Per the 2009B Tax Sale, the City of Rolling Hills requests to purchase the following three parcels through a Chapter 8 Agreement:

Assessor's parcel number	Item number	2009B Auction Book page number	Intended use
7567 002 032	1112	157	Street purposes
7567 008 017	1113	157	Street purposes
7569 019 005	1117	158	Street purposes

Enclosed is a check for \$300.00, as required, covering the preliminary research fee for three parcels.

We look forward to hearing back from you. Thank you for your cooperation.

Sincerely,


Anton Dahlerbruch

City Manager

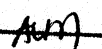
06-09-09PropertyTaxPurchase-ltr.doc

AD:hl

Enclosure

Received

6/11/09





Printed on Recycled Paper

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: City of Rolling Hills
2. Corporate Structure – check the appropriate box below and provide corresponding information:
 - ☐ Nonprofit – provide Articles of Incorporation
 - ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

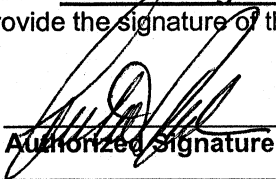
C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: Los Angeles
2. List each parcel by Assessor's Parcel Number: 7567 002 032, 7567 008 017, 7569 019 005
3. State the purpose and intended use for each parcel: Street purposes

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer


Authorized Signature

City Manager
Title

7/21/09
Date

AGREEMENT # 2659

**MINUTES OF
A REGULAR MEETING
OF THE
CITY COUNCIL OF THE
CITY OF ROLLING HILLS, CALIFORNIA
MONDAY, JULY 27, 2009**

CALL TO ORDER

A regular meeting of the City Council of the City of Rolling Hills was called to order by Mayor Heinsheimer at 7:30 p.m. in the City Council Chambers at City Hall, 2 Portuguese Bend Road, Rolling Hills, California.

ROLL CALL

Councilmembers Present: Black, Hill, Lay, Mayor Pro Tem Pernell and Mayor Heinsheimer.

Councilmembers Absent: None.

Others Present: Yolanta Schwartz, Planning Director.
Michael Jenkins, City Attorney.
Ewa Nikodem, Administrative Assistant.
Lt. Greg Ahn, LASD, Lomita Station.
Laura Walters, LA County Fire Dept.
Sam Peña, Republic Services, Inc. / Allied Waste.

CONSENT CALENDAR

Matters which may be acted upon by the City Council in a single motion. Any Councilmember may request removal of any item from the Consent Calendar causing it to be considered under Council Actions.

- A. Minutes - Regular Meeting of July 13, 2009.
RECOMMENDATION: Approve as presented.
- B. Payment of Bills.
RECOMMENDATION: Approve as presented.
- C. Consideration of a request from the Palos Verdes Art Center for an Artists Studio Tour at 14 Cinchring Road and 6 Running Brand Road on Saturday and Sunday, October 10-11, 2009.
RECOMMENDATION: Approve as presented.
- D. City Council/Natural Environment and Sustainability Committee Liaison Meeting, July 13, 2009 Meeting Notes.
RECOMMENDATION: Receive and file.
- E. Allied Recycling Tonnage Report for June 2009.
RECOMMENDATION: Receive and file.
- F. 2009-10 Law Enforcement Services for the Peninsula Region (Rancho Palos Verdes, Rolling Hills and Rolling Hills Estates).
RECOMMENDATION: Receive and file.
- G. Solid Waste/Recycling Subcommittee Meeting, July 20, 2009 Meeting Notes.
RECOMMENDATION: Receive and file.
- ✓H. Appropriation of \$35,000 for the acquisition of Assessor's Parcel Numbers 7567-002-032, 7567-008-017 and 7569-019-005, a Lot Book Lien Report, advertising and postage; and, for receive and file, an agreement to purchase Los Angeles County Tax-Defaulted Property.
RECOMMENDATION: Approve as presented.
- I. Authorization for the City Manager to sign and send the attached letter concerning complex and expansive TMDL requirements to the Regional Water Quality Board.
RECOMMENDATION: Approve as presented.

Councilmember Hill moved that the City Council approve the items on the consent calendar. Councilmember Lay seconded the motion, which carried unanimously. In response to Councilmember Black, City Attorney Jenkins confirmed that most of the legal fees are for the Poppy Trail litigation process.

Following brief discussion and presentation by Samuel Pena of Allied Waste, Councilmember Lay moved that the City Council direct staff to work with Allied Waste to implement the pilot program for a 4 day per week, Monday & Thursday and Tuesday & Friday, collection of trash and recyclables effective in September as presented. Councilmember Pernell seconded the motion, which carried unanimously. Staff was directed to report back to City Council in 90 days from the commencement of the pilot project.

OPEN AGENDA - APPROXIMATELY 8:00 P.M. - PUBLIC COMMENT WELCOME

NONE

MATTERS FROM MEMBERS OF THE CITY COUNCIL

Councilmember Black suggested that in the next Newsletter staff include an article to remind residents that hedges should not be planted.

Mayor Pro Tem Pernell indicated that he attended a Sanitation District Ocean Sentinel tour recently and suggested that the City Manager recommend the tour to the Natural Environment and Sustainability Committee members. He stated that the tour is so popular that the Sanitation District added two more tours in August and one in September.

MATTERS FROM STAFF

NONE

MATTERS FROM THE CITY ATTORNEY

City Attorney Jenkins indicated that he would like to add an item to the Closed Session. Hearing no objection, Mayor Heinsheimer so ordered.

CLOSED SESSION

The City Council finds, based on advice from legal counsel, that discussion in open session will prejudice the position of the local agency in the litigation.

G.C. 54956.9(c)

Conference with Legal Counsel Initiation of litigation - one case.

G.C. 54956.9(a)

Hui-Tse Sheen, Individual, Plaintiff, vs City of Rolling Hills, Rolling Hills Community Association, et. al., Los Angeles County Superior Court, Case No. YC051963.

G.C. 54956.9(a)

Jonas, et al. v. City of Rolling Hills, et al., Los Angeles County Superior Court Case No. YC033955.

G.C. 54956.9(a)

Freeman v. City of Rolling Hills, et al., Los Angeles County Superior Court Case No. YC054015.

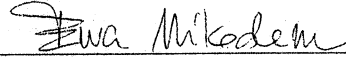
The closed session began at 8:45 p.m. and concluded at 9:15 p.m.

City Attorney Jenkins reported that in the closed session the City Council took action to approve an offer of settlement of the County of Los Angeles relative to the Liability Trust Fund dispute between California Contract Cities Association and the County. No other reportable action was taken during closed session.

ADJOURNMENT

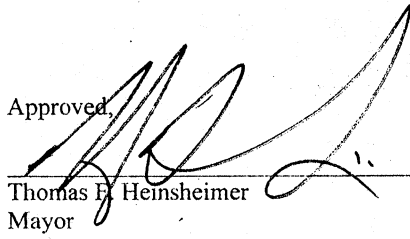
Hearing no further business before the City Council, Mayor Heinsheimer adjourned the meeting at 9:15 p.m. in memory of Rancho Palos Verdes Councilmember Peter C. Gardiner to an adjourned regular meeting of the City Council scheduled to be held on Thursday, July 30, 2009 beginning at 4:00 pm for the purpose of conducting a field review at 3 Quail Ridge Road South (Bellis), 5 Quail Ridge Road South (Witte) and 7 Quail Ridge Road South (Shoemaker), Rolling Hills, California.

Respectfully submitted,

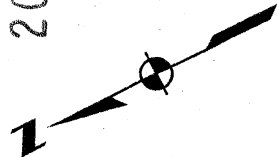


Ewa Nikodem
Administrative Assistant

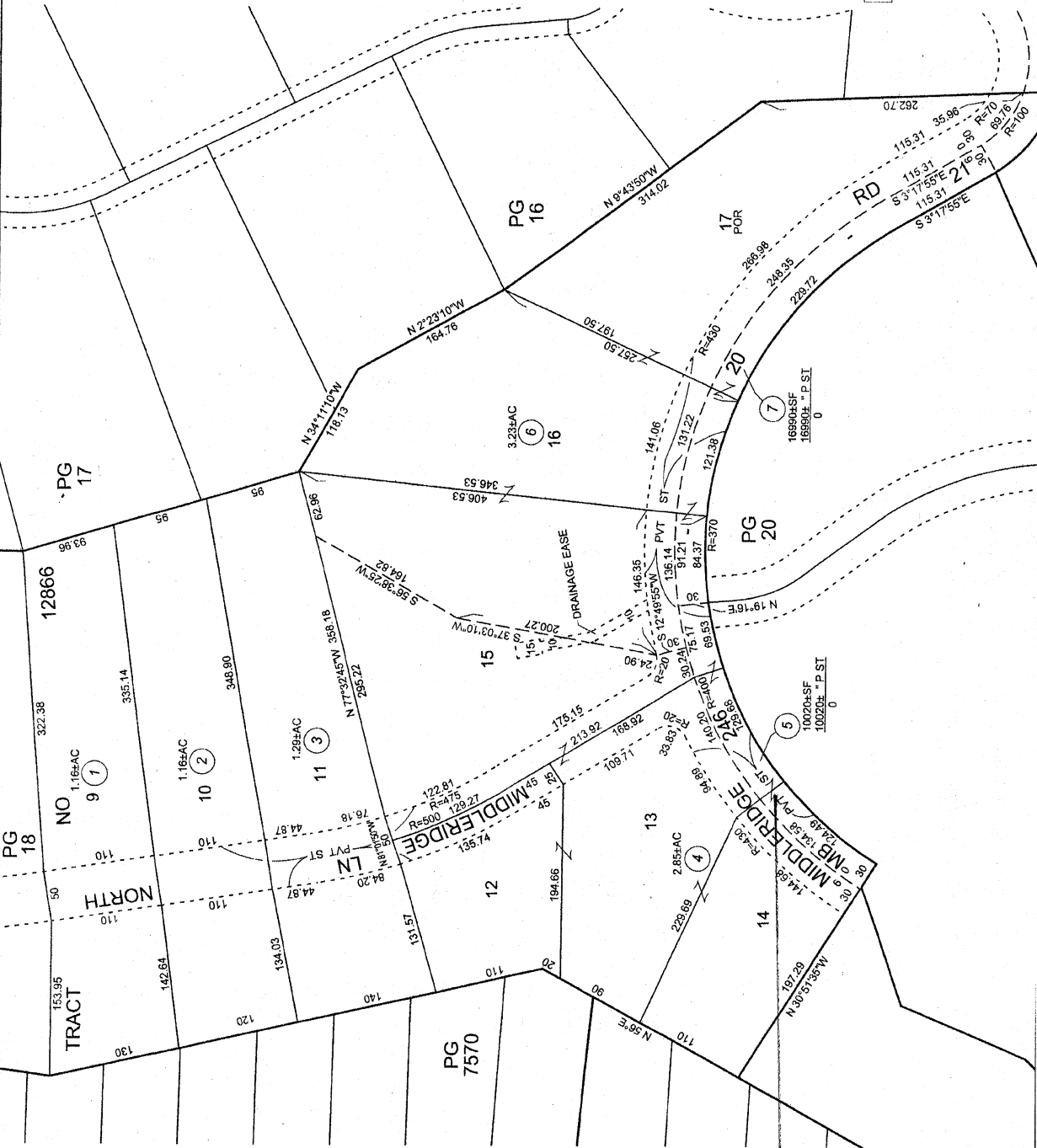
Approved,


Thomas E. Heinsheimer
Mayor

2010

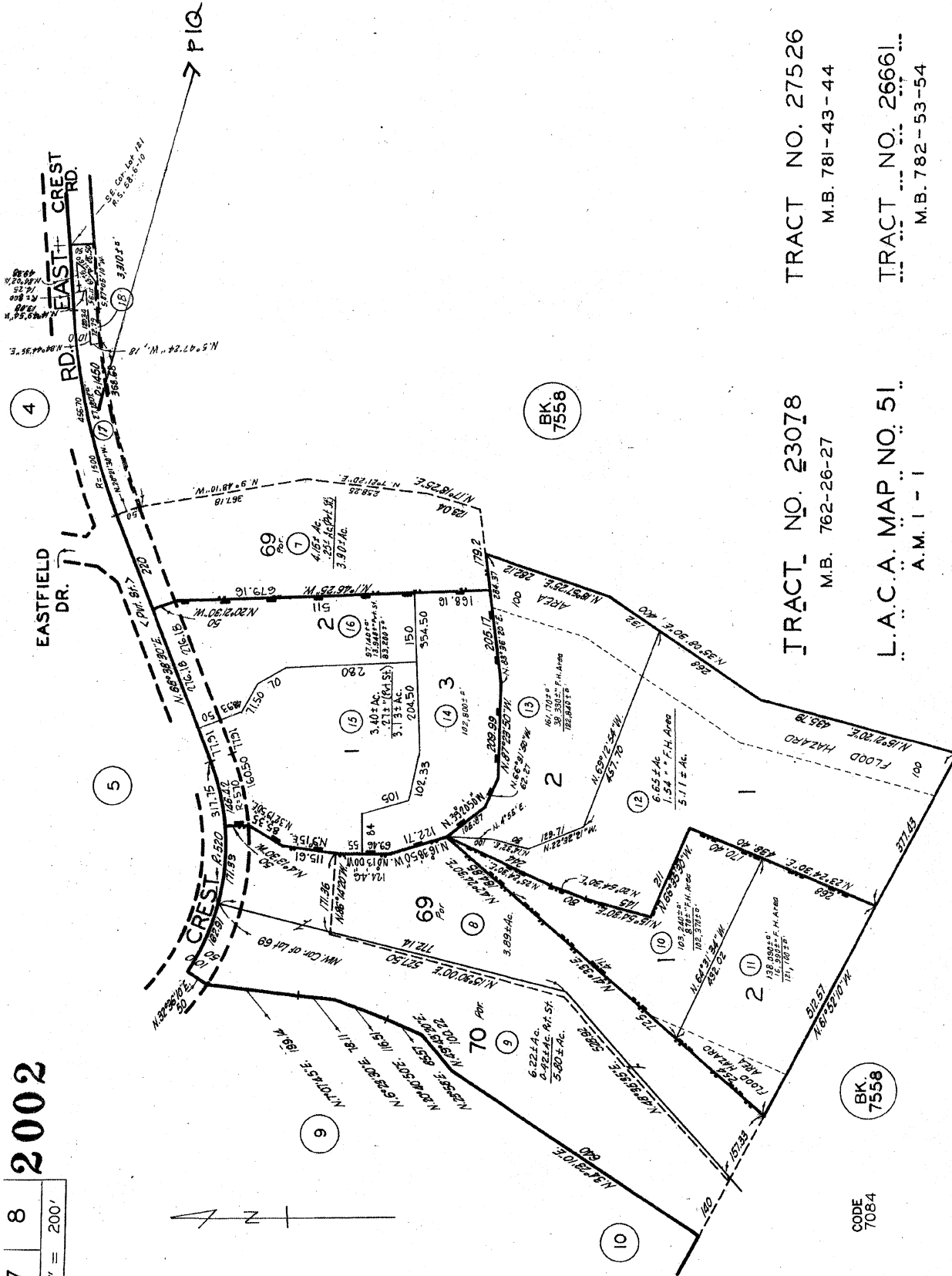


MAPPING AND GIS
SERVICES
SCALE 1" = 100'



ALL AREAS ON THIS PAGE ARE NET
EXCEPT THOSE TABLED

7567 | 8 | 2002
SCALE 1" = 200'



TRACT NO. 27526

M.B. 781-43-44

TRACT NO. 23078

M.B. 762-26-27

TRACT NO. 26661

M.B. 782-53-54

L.A.C.A. MAP NO. 51

A.M. 1 - 1

BK. 7558

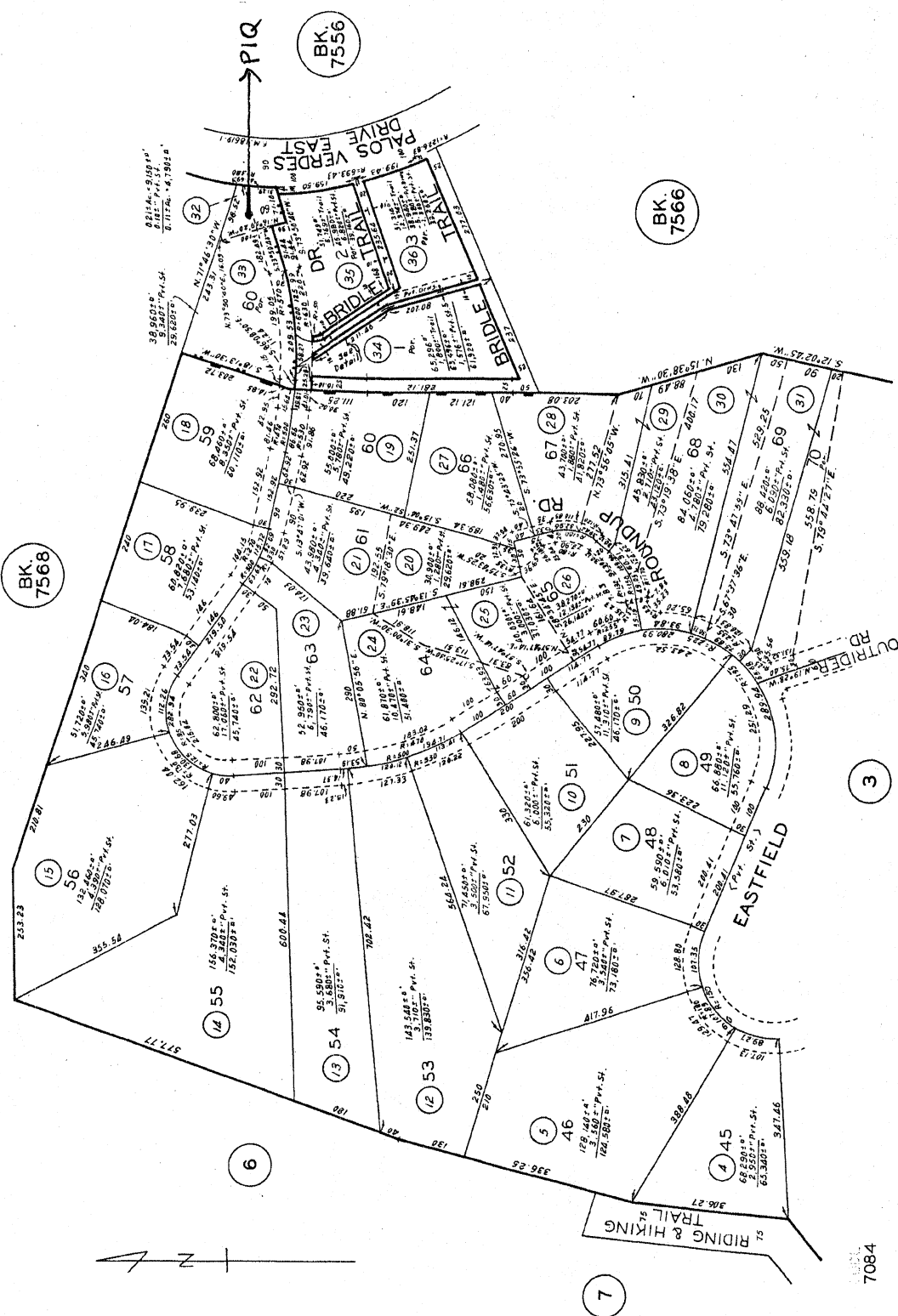
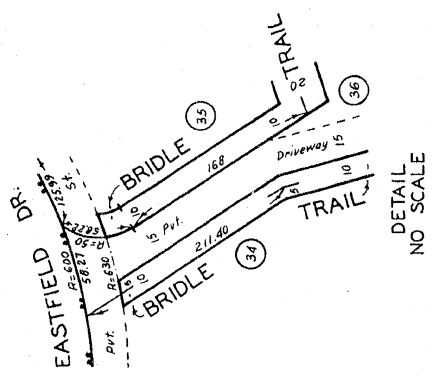
CODE 7084

FOR PREV. ASSMT SEE:
7565-21 & 22

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

7567 2

200'



TRACT NO. 29529 M.B. 727-57-58
RECORD OF SURVEY R.S. 58-6-10
L.A.C.A. MAP NO. 51 .. A.M. 1-1

TOP PREP. ASSN. SEC.
7566-1, 2, 19, 20 & 21

ASSIST. DES. MAP
COUNTY OF LOS ANGELES, CALIF.

7084

BOARD OF SUPERVISORS' ORIGINAL
AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)

This Agreement is made this 15th day of June, 2010, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF ROLLING HILLS** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By 
Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID: Chptr 8 Pubagency form
Revised 6/24/03

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

15

JUN 15 2010


PATRICIA A. HANAN
EXECUTIVE OFFICER

AGREEMENT NUMBER 2659

77304

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
CITY OF ROLLING HILLS

By [Signature]
City Manager

(Seal)

ATTEST:

Board of Supervisors
Los Angeles County

By Sachi A. Hamai
Clerk of the Board of Supervisors

By [Signature]
Chair of the Board of Supervisors

By LaChelle Smitherman
Deputy
(seal)



Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

I hereby certify that pursuant to
Section 25103 of the Government Code,
delivery of this document has been made.

ATTEST:

City of N/A

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

By _____
Mayor

(seal) LaChelle Smitherman
Deputy

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this 20th day of July, 2010.

By: [Signature], STATE CONTROLLER

GEORGE LOLAS, Assistant Chief
Division of Accounting and Reporting

AGREEMENT NUMBER 2659

77304

SUPERVISORIAL DISTRICT 4
AGREEMENT NUMBER 2659

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF ROLLING HILLS	1988	7567-002-032	\$16,150.00*	STREET PURPOSES

LEGAL
DESCRIPTION

L A CO ASSESSOR MAP NO 51 0.21 MORE OR LESS AC COM AT NE COR OF LOT 60 TH N 71 DEG 46 M1N 30 SEC W 98.52 FT TH S 73 DEG 50 M1N 40 SEC W 16.09 FT TH S 16 DEG 09 M1N 20 SEC E 130 FT TH N 73 DEG 50 M1N 40 SEC E 71.10 FT TO E LINE OF SD LOT TH N THEREON TO BEG PART OF LOT 60

CITY OF ROLLING HILLS	1988	7567-008-017	\$12,151.00*	STREET PURPOSES
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LEGAL
DESCRIPTION

L A C A MAP NO 51 FOR DESC SEE ASSESSORS MAPS POR OF LOT 69

CITY OF ROLLING HILLS	1992	7569-019-005	\$ 4,993.00*	STREET PURPOSES → INACTIVE AS OF 9/18/10
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LEGAL
DESCRIPTION

TRACT NO 12866 0.23 MORE OR LESS ACS COM AT MOST S COR OF LOT 14 TH N 30 DEG 51 M1N 35 SEC W 30 FT TH NE ON A CURVE CONCAVE TO SE RAD1US EQUALS 400 FT 349.95 FT TH S 19 DEG 16 M1N W 30 FT TH SW ON A CURVE CONCAVE TO SE RAD1US EQUALS 370 FT 323.70 FT TO BEG PART OF LOTS 13 & 14 AND LOT 15

The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.